

TYPE III DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & RECOMMENDATION

Form DS1402



Project Name: Windmill Terrace Phase 2

Case Number: PLD2003-00042; SEP2003-00078; WET2003-00026;
EVR2003-00046

Parcel Number(s): Tax lots 75 (185466), 123 (185523), and 139 (185539) located
in the SE Quarter of Section 22, Township 3 North, Range 1
East of the Willamette Meridian

Request: The applicant is requesting to subdivide an approximate 2-
acre parcel into 27 single-family attached lots in the R-18
zone district utilizing the townhouse development standards.

Applicant: Waterford Development, Inc
4910 NW 127th Street
Vancouver, WA 98685

Property Owner: Same as applicant

Contact: Olson Engineering, LLC.
Attn: Gayle Bennett
1111 Broadway
Vancouver, WA 98660

Location: 602 NE 139th Street

Area: Approximately 2 acres

RECOMMENDATION

Approve subject to Conditions of Approval

Team Leader's Initials: _____ **Date Issued:** _____

Public Hearing Date: October 23, 2003

County Review Staff:

	<u>Name</u>	<u>Phone Ext.</u>	<u>E-mail Address</u>
Planner:	Dan Carlson	4499	daniel.carlson@clark.wa.gov
Engineer (Trans. & Stormwater):	Paul Knox	4910	paul.knox@clark.wa.gov
Fire Marshal:	Tom Scott	3323	tom.scott@clark.wa.gov
Wetland Biologist:	Brent Davis	4152	brent.davis@clark.wa.gov
West Team Leader:	Susan Ellinger	4272	susan.ellinger@clark.wa.gov
Engineer Supervisor: (Trans. & Stormwater):	Richard Drinkwater, P.E.	4492	richard.drinkwater@clark.wa.gov

Comp Plan Designation: Urban Medium Density Residential

Zoning: R-18

Applicable Laws:

Clark County Code Sections: 12.05A (Transportation); 12.41 (Concurrency); 13.29 (Stormwater and Erosion Control Ordinance); 13.08A (Sewerage Regulations); 13.36 (Wetland Protection Ordinance); 13.40A (Water Supply); Title 15 (Fire Prevention); Title 17 (Land Division); 18.65 (Impact Fees); 18.311 (Residential Districts); 18.402A (Site Plan Review); 18.406.020(H) (Townhouse Developments); 18.600 (Procedures); 20.06 (SEPA) and RCW 58.17 (State Platting Laws).

Neighborhood Association/Contact:

North Salmon Creek Neighborhood Association
Avril Massey, Vice President
13513 NE 6 Ave.
Vancouver, WA 98685-2807

Time Limits:

The application was determined to be fully complete on August 13, 2003 (Ex. 14). Therefore, the County Code requirement for issuing a decision within 92 days lapses on November 13, 2003. The State requirement for issuing a decision within 120 calendar days lapses on December 11, 2003.

Vesting:

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the

same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference on this matter was held on March 13, 2003. The pre-application was determined contingently vested as of February 12, 2003.

The subdivision application was submitted within the required 180 days from issuance of the pre-application conference report, and it was determined to be fully complete on August 13, 2003. Given these facts the application is vested on February 12, 2003.

There are no disputes regarding vesting.

Public Notice:

Notice of application and public hearing was mailed to the applicant, North Salmon Creek Neighborhood Association, and property owners within 300 feet of the site on August 28, 2003. One sign was posted on the subject property and two within the vicinity on October 8, 2003. Notice of the SEPA Determination and public hearing was published in the "Columbian" Newspaper on October 8, 2003.

Public Comments:

No public comments were received for this application.

Project Overview

The subject property is located at 602 NE 139th Street. The site is forested with an isolated wetland located in the central portion of the site. The subject property is zoned R-18. Surrounding properties to the north, east, and south are zoned R-18, and property to the west is zoned ML. The site is bordered by a mobile home park to the north, a single-family subdivision to the east, an industrial building to the west, and Phase 1 of Windmill Terrace to the south.

Windmill Terrace received Hearing Examiner approval under case number SUB97-037 (Ex. 9, Tab 5) on April 28, 1998. This approval included 25 lots and Tract A, which was identified for future development. On January 17, 2002 the proposal received post decision approval under case number PST2001-00025 (Ex. 16) to divide the project into two phases. Phase 1 included 17 lots, and Phase 2 included 8 lots and Tract A. Phase 1 was recorded on December 24, 2002 (Ex. 17).

The applicant is requesting to divide Phase 2 and Tract A into 27 lots utilizing the townhouse provisions contained in CCC 18.406.020(H). This application includes requests for subdivision, SEPA, road modification, and wetland permit approval.

Staff Analysis

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

1. Earth
2. Air
3. Water
4. Plants
5. Animals
6. Energy and Natural Resources
7. Environmental Health
8. Land and Shoreline Use

9. Housing
10. Aesthetics
11. Light and Glare
12. Recreation
13. Historic and Cultural Preservation
14. Transportation
15. Public Services
16. Utilities

Then staff reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues:

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements, and, therefore, are not discussed below.

LAND USE:

Finding 1 – Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	UM	R-18	Vacant
North	UM	R-18	Mobile Home Park
East	UM	R-18	Single-Family Subdivision
South	UM	R-18	Windmill Terrace Phase 1
West	ML	ML	Industrial Building

Finding 2

CCC 18.406.020(H)(3)(a)(2) requires townhouse developments that include a subdivision to receive approval of a site plan demonstrating how the proposal complies with applicable requirements. The applicant has submitted site plan information on the proposed preliminary plat. Based on the submitted items, staff can determine that the proposal can comply with the applicable requirements. The site plan information, however, likely will not be shown on the final plat. Therefore, prior to final plat approval the applicant shall submit a separate site plan showing compliance with all conditions of approval. (See Condition A-1)

Finding 3

The lot sizes shown on the proposed plat exceed the required minimum lot size of 1,800 square feet. The dimensions shown, however, do not match up with the lot sizes shown on the plat. Therefore, the applicant shall revise the final plat to show accurate lot sizes and dimensions. (See Condition A-2)

Finding 4

Table 18.406.020(H)(3)(b) requires a minimum lot width of 25 feet. According to CCC 18.104.500 the lot width must be measured at the building setback line between two opposite side lot lines. As defined by CCC 18.104.670, the setback is the minimum **allowable** distance between the property line and the building, not the **proposed** distance. According to Table 18.406.020(H)(3)(b), the minimum front yard setback is 18 feet for garages. Based on this, Lot 14 does not comply with the minimum lot width requirement. Therefore, the applicant shall revise the final plat so that Lot 14 complies with the minimum lot width requirement, as well as with the other dimensional requirements contained in Table 18.406.020(H)(3)(b). (See Condition A-3)

Finding 5

CCC 18.04.475 defines the front lot line as the property line abutting a street, or approved private road or easements. Based on this definition, Lots 12 and 13 do not comply with the minimum front yard setback requirements, and Lot 13 does not comply with the minimum depth requirement of Table 18.406.020(H)(3)(b). Therefore, the applicant shall revise the final plat so that Lots 12 and 13 comply with Table 18.406.020(H)(3)(b). (See Condition A-3)

Finding 6

According to Table 18.406.020(H)(3)(b), the minimum density allowed is 12 units per acre and the maximum density allowed is 18 units per acres. The proposed density calculations are as follows:

Approximate site area: 2.06 acres

Approximate public road right-of-way: .33 acres

Approximate landscaping/storm facility acreage: .25 acres

Maximum density allowed: (2.06 acres – .33 acres) X 18 units = 31 units

Minimum density allowed: (2.06 acres – .33 acres – .25 acres) X 12 units = 17 units

The applicant is proposing 27 units, which therefore complies with the density requirements of Table 18.406.020(H)(3)(b).

Per CCC 18.406.020(H)(3)(b), these calculations shall be recorded on the final plat and shown on the approved site plan. (See Condition A-4)

Finding 7

CCC 18.406.020(H)(3)(d) requires that no more than 40% of the total square footage of the front façade of each unit may be garage door area. Based on the elevations submitted (Ex. 9, Tab 7), the proposed units are in compliance with this requirement. In order to further ensure compliance, a note stating that “No more than 40% of the total square footage of the front façade of each unit may be garage door area” shall be

recorded on the final plat and shown on the approved site plan. (See Conditions A-5 and D-1)

Finding 8

According to CCC 18.406.020(H)(3)(a)(6) developments meeting the requirements of the townhouse section are exempt from review under CCC 18.402A (Site Plan Review) provided all applicable standards are met. Therefore, separate site plan review is not required, but the proposed development shall comply with the applicable standards contained in CCC 18.402A. (See Condition A-6)

Finding 9

The applicant is proposing 2, 3, and 4-plexes that will be similar to what was approved in Phase 1. As specified in CCC 18.406.020(H)(3)(e)(1), one parking space is required per unit. The applicant is proposing either one or two car garages for each unit, as well as the required 18-foot setback for each garage. Therefore, the parking requirement for townhouse developments has been satisfied.

Additional parking is also proposed in a small lot to the west of the cul-de-sac bulb. This parking area is not required by code, but is proposed as an amenity for the residents. Because it is not **required** parking, standards that apply only to **required** parking do not apply to this parking lot. Standards that apply to **any and all** parking do apply to this parking lot.

Finding 10

The applicant has labeled the parking stalls in the proposed parking lot as “standard” and “compact”. These spaces do not meet the dimensional requirements for standard and compact spaces as required by Table 402A-3. As discussed above, however, since these parking spaces are not required, the dimensional standards do not apply to these stalls. Therefore the “standard” and “compact” labels are not necessary. If the applicant intends to keep the labels, then the parking stalls will need to be revised to meet the dimensional requirements. Therefore, the applicant shall either remove the labels from the approved site plan, or revise the stalls to meet the dimensional requirements of Table 402A-3. (See Condition A-7)

Finding 11

CCC 18.402A.060(A)(8) requires that all parking and loading spaces and related access drives and maneuvering areas be paved. The proposed site plan does not show the surfacing for the parking and maneuvering areas. Therefore, the applicant shall revise the site plan to clearly identify paving for the parking and maneuvering areas. (See Condition A-8)

Finding 12

CCC 18.402A.060(A)(10) requires wheel stops and curbs for parking lots. The applicant has not proposed any wheel stops or curbs for the proposed parking lot. Therefore, the applicant shall revise the site plan to include wheel stops and/or curbs as required by CCC 18.402A.060(A)(10). (See Condition A-9)

Finding 13

Tract E, which contains the proposed parking lot, shall be conveyed to a Homeowner's Association for ownership and maintenance of the facility. (See Condition A-10)

Finding 14

In order to comply with Table 402A-1 the applicant has proposed a 20-foot, L3 landscape buffer along the west property line of Lots 16-19. CCC 18.402A.050(B)(3) requires trees and shrubs, and requires groundcover plants to cover the remainder of the landscaped area. The applicant is not showing groundcover plants over the entire 20-foot proposed buffer. Therefore, the applicant shall revise the landscape plan so that groundcover completely covers the remainder of the buffer area along the west property line of Lots 16-19. (See Condition A-11)

Finding 15

The applicant is proposing a 6-foot sight obscuring fence that meets the F2 standard along the western side of the proposed stormwater facility in order to meet the L3 landscaping standard. CCC 18.402A.050(B)(3) does allow a fence to be substituted for shrubs, but the trees and groundcover are still required. The applicant has provided groundcover in this area, but no trees are shown. Therefore, the applicant shall revise the landscape plan to include trees in this area. (See Condition A-12)

Finding 16

CCC 18.402A.050(E)(3) requires parking areas that contain at least seven parking spaces to contain landscape islands equally distributed at a ratio of 1 island per 7 parking spaces. Neither the proposed site plan nor the proposed landscape plan include any landscape islands. Therefore, the applicant shall revise the site plan and landscape plan to include landscape islands for the proposed parking lot. These landscape islands shall comply with the standards of 18.402A.050(E)(3)&(4). (See Condition A-13)

Finding 17

CCC 18.402A.050(F)(2)(a) requires that shrubs be supplied in a minimum of five (5) gallon containers or equivalent burlap balls with a minimum spread of 30 inches in order to meet the L3 buffer requirement. The proposed landscape plan does not include this information. Therefore, the applicant shall revise the landscape plan to show compliance with this requirement. (See Condition A-14)

Finding 18

Table 18.311.031 requires a minimum 20% of the proposed site to be landscaped to at least an L1 landscaping standard. The proposed landscaping plan does not comply with this requirement. Therefore, the applicant shall revise the landscape plan so that a

minimum 20% of the site is landscaped to at least an L1 standard. (See Condition A-15)

Finding 19

With conditions of approval, staff finds the proposed land division will make appropriate provisions for the public health, safety, and general welfare of the community. Extension and connection of proposed residences to public sewer and water, as well as treatment of any future increase of stormwater runoff, will be provided, to protect groundwater supply and integrity. Impact fees will also be required to contribute a proportionate share toward the costs of school, park and transportation provisions, maintenance and services.

CRITICAL AREAS:

Finding 1

Compliance with CCC 13.36 will ensure that the project has no significant environmental impacts to wetlands (see SEPA Determination).

Finding 2

Staff has previously accepted the wetland boundaries under the approval of Phase 1. The wetland rating applied during the previous review, however, was not correct. The previous determination that the wetland meets Category 4 criteria was based only on the fact that the wetland is isolated. Though the wetland is isolated and only 0.30 acres in total area, it is forested. Per CCC 13.36.310 (3d), forested wetlands in the Urban Area meet Category 3 criteria. Therefore the site contains a Category 3 wetland with 60-foot Type A buffers.

Finding 3

The applicant proposes to fill the entire wetland and mitigate for the impacts off-site at a location east of Battle Ground on Salmon Creek. CCC 13.36.420 (2a) requires wetland mitigation to be located within the same watershed as the proposed impacts. Clark County GIS maps the wetland in the Whipple Creek watershed, however the wetland is isolated and does not discharge to any creek. The site is located in a topographic saddle between Whipple Creek (to the north and northwest) and Salmon Creek (to the northeast, east, south and southwest). Staff concludes that the topographic isolation of the site and subsequent watershed ambiguity provides a sufficient basis to allow the mitigation to occur in the Salmon Creek watershed.

Finding 4

The applicant proposes to enhance 1.0 acre of existing Category 4 wetland pasture to meet Category 3 criteria to replace 0.30 acres of Category 3 forested wetland (refer to Exhibit 9, Tab 13). Enhancement ratios derived from CCC 13.36.420 (2d) require a 5:1 ratio to replace Category 3 wetlands with the enhancement of Category 4 wetlands to Category 3. The Final Enhancement/Mitigation plan must be revised to meet the required 5:1 enhancement ratio. (See Condition A-17)

Finding 5

When the required performance guarantee for completion of the required wetland mitigation has been provided, protection of the on-site wetland will no longer be

required. Therefore, the County may release the existing conservation covenant (AF#3185538) through the process described in Exhibit 15 upon Final Wetland Permit approval.

Conclusion:

Based upon the development site characteristics and the proposed development plan, staff concludes that the proposed preliminary land division and preliminary wetland permit comply with the requirements of the Wetland Protection Ordinance PROVIDED that certain conditions (listed below) are met. Therefore, the requirements of the preliminary plan review criteria are satisfied.

TRANSPORTATION CONCURRENCY:

County concurrency staff has reviewed the proposed subdivision consisting of 19 Townhouse-Condo Units. The proposed development is located north of NE 139th Street, between Tenny and NE 10th Avenue. The applicant's traffic study has estimated the weekday AM peak hour trip generation at 8 new trips, while the PM peak hour trip generation is estimated at 10 trips. The following paragraphs document two transportation issues for the proposed development.

Issue 1: Concurrency

The applicant submitted a traffic study for this proposal in accordance with CCC 12.41.050(A) and is required to meet the standards established in CCC 12.41.080 for corridors and intersections of regional significance. The County's TraffixTM model includes the intersections of regional significance in the area and the County's model was used to evaluate concurrency compliance.

Finding 1 – Site Access

Level of Service (LOS) standards are not applicable to accesses that are not regionally significant; however, the LOS analysis provides information on the potential congestion and safety problems that may occur at the site access to the arterial and collector network. The access onto NE 139th Street appears to maintain acceptable LOS.

Finding 2 – Operating LOS on Corridors

The proposed development was subject to concurrency modeling. The modeling results indicate that the operating levels comply with travel speed and delay standards. The applicant should reimburse the County for costs incurred in running the concurrency model. (See condition A-18)

Finding 3 – Intersection Operating LOS

The proposed development was subject to concurrency analysis for intersections of regional significance. The study reports a LOS E for the unsignalized intersection of NE 10th Avenue/139th Street. A LOS E is an acceptable operating level for unsignalized County intersections where warrants are not met for a signal. The traffic study analysis indicates that warrants are not met for this intersection.

Concurrency Compliance

The proposed development complies with the Concurrency Ordinance CCC 12.41 subject to the mitigation situation described above.

Issue 2: Safety

Where applicable, a traffic study shall address the following safety issues:

- traffic signal warrant analysis,
- turn lane warrant analysis,
- accident analysis, and
- any other issues associated with highway safety.

Mitigation for off-site safety deficiencies may only be a condition of approval on development in accordance with CCC 12.05.230. This ordinance states that “nothing in this chapter shall be construed to preclude denial of a proposed development where off-site road conditions are inadequate to provide a minimum level of service as specified in Chapter 12.41 CCC or a *significant* traffic or safety hazard *would be caused or materially aggravated* by the proposed development: provided that the developer may voluntarily agree to mitigate such direct impacts in accordance with the provisions of RCW 82.02.020.”

Finding 4 – Turn Lane Warrants

Turn lane warrants are evaluated at unsignalized intersections to determine if a separate left or right turn lane is needed on the uncontrolled roadway. The applicant's traffic study analyzed the roadways in the local vicinity of the site to determine if turn lane warrants are met. Turn lane warrants were not met at any of the unsignalized intersections analyzed in the applicant's traffic study; therefore, mitigation is not required.

Finding 5 – Historical Accident Situation

The applicant's traffic study analyzed the accident history at the regionally significant intersections; however, all of the historical accident rates at these intersections are below 1.0 accidents per million entering vehicles. Therefore, mitigation by the applicant is not required.

TRANSPORTATION:

Finding 1- Circulation Plan

The purpose of a circulation plan is to ensure adequate cross circulation in a manner which allows subsequent developments to meet these standards, and to provide a mechanism for integrating various streets into an efficient and safe transportation network. The evidence submitted with this application shows that there is no feasibility of additional cross circulation roads within and in the vicinity of this development that could reasonably accomplish this purpose.

Finding 2 - Roads

The applicant proposes to extend NE 7th Court, an existing cul-de-sac constructed with the first phase of the project. The minimum improvements for this road in accordance with CCC 12.05A, Standard Drawing #15, include:

- A minimum width right-of-way of 46 feet
- A minimum width roadway of 26 feet*
- Curb and gutter
- Minimum sidewalk width of 5 feet

* The preliminary development plan shows a width of 28 feet, which is an acceptable alternative.

The applicant proposes to remove the existing turnaround at the north end of NE 7th Court, and construct a permanent cul-de-sac approximately 240 feet to the north in accordance with CCC 12.05A, Standard Drawing #28, including a minimum pavement of 34.5-foot radius, rolled curb and gutter, and a 5-foot wide thickened sidewalk having a minimum radius of 40 feet. The final cul-de-sac will be approximately 520 long, which does not exceed the maximum length requirements provided in CCC 12.05A.280.

Extension of NE 7th Court will require realignment of the existing roadway and underground utilities, and portions of the existing improvements constructed with the project's first phase will need to be removed. The proposed roadway connection will also result in an irregular-shaped right-of-way. The connection of the proposed roadway to the existing roadway is an area of concern to staff. The proposed point of connection will occur at a point where an existing private drive meets the existing cul-de-sac bulb. The applicant has submitted additional information in support of Road Modification Request EVR2003-00046 (Ex. 9, Tab 13) which provides a conceptual horizontal and vertical alignment for the proposed connection. On the basis of this conceptual plan, staff finds that the proposed roadway connection is feasible. The manner in which existing improvements constructed with the first phase of the project will be removed or modified, and that new construction will be matched to the remaining facilities shall be determined during review and approval of the final construction plans. The final plans shall clearly address the measures taken to preserve and maintain essential services to the existing home sites including, but not limited to, storm and sanitary sewer, mail delivery, and access to the existing lots by residents and emergency vehicles during construction of the Phase 2 improvements. (See condition A-24)

Finding 3 – Access

All driveways shall comply with the Transportation Standards and the requirements of the Fire Marshal. The Fire Marshal's requirements shall take precedence when they are more stringent than the Transportation Standards.

Joint driveway accesses are proposed for Lots 12-13 and 16-18. Under the provisions of CCC 12.05A.275, a total of three legal lots may use a joint driveway to access a public or private road. Therefore, Lot 19 shall not be allowed to access NE 7th Court from the joint driveway serving Lots 16-18.

The proposed preliminary plat does not identify an access easement for Lot 11, which can be accessed from a joint driveway serving Lots 12 and 13. (See condition A-25)

Finding 4 - Road Modifications

- Approval Criterion** - If the development cannot comply with the Transportation Standards, modifications may be granted in accordance with the procedures and

conditions set out in CCC 12.05A.660. The request shall meet one (or more) of the following four specific criteria:

- (i) *Topography, right-of-way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the applicant, and an equivalent alternative, which can accomplish the same design purpose, is available.*
- (ii) *A minor change to a specification or standard is required to address a specific design or construction problem, which, if not enacted, will result in an unusual hardship.*
- (iii) *An alternative design is proposed which will provide a plan equal to or superior to these standards.*
- (iv) *Application of the standards of the Transportation Standards to the development would be grossly disproportional to the impacts created.*

b. **Modification Requests** - The applicant has requested the following road modification:

- The applicant is requesting an administrative road modification to modify the NE 7th Street road cross section from a standard crown section to a “shed” section, which will allow stormwater runoff from the entire proposed roadway extension to drain to the west gutter line, where it can be more conveniently collected by the stormwater collection system installed with the first phase of the project. The applicant believes that this modification complies with the criterion (i).

Applicant’s comments

- The northern portion of the existing road was constructed with a shed section. Allowing the proposed modification will eliminate the need for a transition from the existing shed section to a crowned section on the proposed road, which will simplify the stormwater collection system.
- In response to staff’s request, the applicant has supplied additional information demonstrating at a conceptual level the manner in which stormwater from the proposed roadway can be routed into the existing storm sewer collection system.

Staff’s Evaluation

- Staff finds that the applicant has provided information in sufficient detail to determine that the proposed road modification can feasibly accomplish the intended purpose.

c. **Staff Recommendations** - Based on the findings and the provisions of the Transportation Standards, staff recommends **Approval** of the requested modification since the criterion as described in Section CCC 12.05A.660(1)(a)(iii) is met.

Finding 5 – Bicycle / Pedestrian Circulation

All sidewalks, driveway aprons, and road intersections shall comply with the Americans with Disabilities Act.

Sidewalks along the frontage of residential lots shall be constructed prior to issuance of occupancy permits. (See Condition C-1)

The applicant shall construct the thickened sidewalk along the cul-de-sac frontage of NE 7th Court and that portion of the frontage on Tract B required to transition from the existing to proposed roadway. (See Condition A-26)

STORMWATER:

Finding 1 - Applicability:

Stormwater and Erosion Control Ordinance CCC 13.29, adopted July 28, 2000, apply to development activities that results in 2,000 square feet or more of new impervious area within the urban area; the platting of single-family residential subdivisions in an urban area; and all land disturbing activities, except those exempted in Section 13.29.210.

The project will create more than 2000 square feet of new impervious surface, involves platting of single-family residential subdivision, and it is a land disturbing activity not exempted in section 13.29.210. Therefore, this development shall comply with the Stormwater and Erosion Control Ordinance, CCC 13.29.

If stormwater runoff treatment and control is proposed to be achieved at an existing facility, one of the following conditions shall apply:

1. The existing facility shall have been approved and constructed in compliance with a previous stormwater ordinance, the approval of which included the capacity to treat and control the runoff from this activity, or
2. The existing facility shall have been approved and constructed in compliance with the current stormwater ordinance with capacity to treat and control the runoff from this activity, or
3. The existing facility shall be upgraded to comply with the current stormwater ordinance for the treatment and control of the runoff from this activity and from all other sources using the same facility.

Finding 2 - Stormwater Proposal:

The applicant proposes to grade the site to provide positive drainage from each of the proposed lots to the street, where flows will be conveyed in the street gutter to an existing catch basin located in the existing cul-de-sac. Runoff will then be discharged to an existing biofiltration swale and detention pond which will be modified to comply with the current stormwater ordinance (CCC 13.29). The existing pond structure will be modified to control flows leaving the site to not exceed one-half of the predevelopment peak flow rate for the 2-year, 24-hour storm event, and not exceed the predevelopment peak flow rate for the 10-year, 24-hour and 100-year, 24-hour storm events. The existing and proposed facilities are privately owned and maintained.

Finding 3 - Site Conditions and Stormwater Issues:

Onsite soils are poorly suited to infiltration, so the applicant's proposal to use stormwater detention to manage runoff from the site is warranted. The existing stormwater facility was designed to the standards of the previous Stormwater and Erosion Control Ordinance, CCC 13.25.

County standards require that all lots within the urban area to be designed to provide positive drainage from bottom of footings to an approved stormwater system (CCC 13.29.310(A)(8)). (See Condition A-27)

A small private storm sewer is proposed to collect and convey the roof runoff from Lots 16-19 in the site's northwest corner. Otherwise, the applicant is proposing to use overland flow over private roads and street gutters to collect and convey flows from all the new lots. Stormwater running off from Lots 12 and 13 at the site's northeast corner may have to travel as far as 400 feet before entering an underground pipe system. The applicant is required to comply with the requirements of CCC 13.29.310(D). Therefore, the applicant shall extend storm sewer collection pipes in the Phase 2 area of the site if it cannot be demonstrated that the proposed overland stormwater conveyance meets the requirements of CCC 13.29.310(D)(8). (See Condition A-28)

For private stormwater facilities, the final plat shall include a note specifying the party (ies) responsible for long-term maintenance of stormwater facilities. Easements or a covenant acceptable to the director shall be provided to the county for purposes of inspection of privately maintained facilities. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with CCC 32.04.060. (See Condition A-29)

The applicant shall prepare and submit a final stormwater report in compliance with the requirements of CCC 13.29.530. (See Condition A-30)

Conclusion:

Based upon the development site characteristics, the proposed stormwater plan and the requirements of the County's stormwater ordinance, staff concludes that the proposed preliminary stormwater plan (subject to Conditions A-27 to A-30) is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

FIRE PROTECTION:

Finding 1

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Condition B-2)

Finding 2

Fire flow in the amount of 2,500 gallons per minute supplied for a 2-hour duration is required for this application. A utility review from the water purveyor estimates that the required fire flow is not available at the site. Fire flow is based on an 8,660 square foot, type V-N constructed building. Prior to final plat approval, the applicant shall supply evidence that the required flow is available or receive approval from the Fire Marshal's

office for an alternative method of meeting the fire flow requirement. (See Condition A-19)

Finding 3

Fire hydrants are required for this application. Either the indicated number or spacing of the fire hydrants is inadequate. The applicant shall provide fire hydrants such that the maximum spacing between hydrants does not exceed 300 feet and such that no portion of any building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. (See Condition A-20)

Finding 4

Unless waived by the fire district chief, fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. (See Condition A-21)

Finding 5

The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, the applicant shall contact Fire District 6 at (360) 576-1195 to arrange for location approval. (See Condition A-22)

Finding 6

The applicant shall provide and maintain a six-foot clear space completely around every fire hydrant. (See Condition A-23)

Finding 7

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. The applicant shall ensure that fire apparatus access roads maintain an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface and capable of supporting the imposed loads of fire apparatus. (See Condition E-4)

Finding 8

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are adequate.

WATER & SEWER SERVICE:

Finding 1

The site will be served by Clark Public Utilities and Hazel Dell Sewer District. Letters from the above districts confirm that services are available to the site.

Finding 2

Submittal of a "Health Department Evaluation Letter" and acceptable "Health Department Well/Septic Abandonment Letter" (if required from the Health Department Evaluation Letter) are required as part of the Final Construction Plan Review application. The Health Department Evaluation Letter serves as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer. The Department Well/Septic Abandonment Letter will

confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by the Health Department (if applicable). (See condition E-5)

IMPACT FEES:

Finding 1

Park (PIF), Traffic (TIF), and School (SIF) Impact Fees shall apply to the lots within this development. Per CCC 18.406.020(H)(3)(g) impact fees for townhouses on individual lots shall be charged at the multi family rate (PIF, SIF). The site is within Park Facility Plan District No. 10 which has a total PIF of \$1,120.00 per lot (Acquisition – \$799, Development - \$321), the Mt. Vista Traffic District which has a TIF of \$1,464.41 per lot, and the Vancouver School District which has a SIF of \$1,450.00 per lot. (See Condition B-3)

If a building permit application is received more than three years following the preliminary plat approval, the Impact Fees will be recalculated according to the then current ordinance. This shall be noted on the face of the final plat. (See Condition D-4)

SEPA DETERMINATION

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Determination:

Determination of Non-Significance (DNS). Clark County, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist and other information on file with the County.

Date of Publication & Comment Period

Publication date of this DNS is October 8, 2003, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on October 22, 2003.

<p style="text-align: center;"><u>Public Comment Deadline:</u> October 22, 2003</p>

SEPA Appeal Process:

An **appeal** of this SEPA determination and any required mitigation must be filed with the Department of Community Development within fourteen (14) calendar days from the date of this notice. The SEPA appeal fee is **\$175**.

A **procedural appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

Both the **procedural and substantive appeals** must be filed within fourteen (14) calendar days of this determination. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 18.600.100 (A) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. A brief statement describing why the SEPA determination is in error.

The decision of the Hearing Examiner on any SEPA procedural appeal can not be appealed to the Board of County Commissioners, but must pursue judicial review.

Staff Contact Person: Dan Carlson, (360) 397-2375, ext. 4499.
Susan Ellinger, (360) 397-2375, ext. 4272.

Responsible Official: Michael V. Butts
Department of Community Development
1408 Franklin Street

P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.co.clark.wa.us>

RECOMMENDATION

Based upon the proposed plan (identified as Exhibit 6), and the findings and conclusions stated above, staff recommends the Hearings Examiner **APPROVE** this request, subject to the understanding that the applicant is required to adhere to all applicable codes and laws, and is subject to the following conditions of approval:

Conditions of Approval

A. Final Plat: Conditions that must be met prior to Final Plat approval and recording; or if improvements are approved by the county for bonding, such conditions shall be met prior to issuance of Building Permits

- A-1** The applicant shall submit a separate site plan showing compliance with all conditions of approval. (See Land Use Finding 2)
- A-2** The applicant shall revise the final plat to show accurate lot sizes and dimensions. (See Land Use Finding 3)
- A-3** The applicant shall revise the final plat so that Lots 12, 13, and 14, as well as the all other lots, comply with the dimensional requirements contained in Table 18.406.020(H)(3)(b). (See Land Use Findings 4 and 5)
- A-4** The density calculations shall be recorded on the final plat and shown on the approved site plan. (See Land Use Finding 6)

- A-5** A note stating that “No more than 40% of the total square footage of the front façade of each unit may be garage door area” shall be recorded on the final plat and shown on the approved site plan. (See Conditions Land Use Finding 7)
- A-6** The proposed development shall comply with the applicable standards contained in CCC 18.402A. (See Land Use Finding 8)
- A-7** The applicant shall either remove the “compact” and “standard” labels from the parking stalls on the approved site plan, or revise the stalls to meet the dimensional requirements of Table 402A-3. (See Land Use Finding 10)
- A-8** The applicant shall revise the site plan to clearly identify paving for the parking and maneuvering areas. (See Land Use Finding 11)
- A-9** The applicant shall revise the site plan to include wheel stops and/or curbs as required by CCC 18.402A.060(A)(10). (See Land Use Finding 12)
- A-10** Tract E, which contains the proposed parking lot, shall be conveyed to a Homeowner’s Association for ownership and maintenance of the facility. (See Land Use Finding 13)
- A-11** The applicant shall revise the landscape plan so that groundcover completely covers the remainder of the buffer area along the west property line of Lots 16-19. (See Land Use Finding 14)
- A-12** The applicant shall revise the landscape plan to include trees along the western side of the proposed stormwater facility. (See Land Use Finding 15)
- A-13** The applicant shall revise the site plan and landscape plan to include landscape islands for the proposed parking lot. These landscape islands shall comply with the standards of 18.402A.050(E)(3)&(4). (See Land Use Finding 16)
- A-14** The applicant shall revise the landscape plan to show shrubs supplied in a minimum of five (5) gallon containers or equivalent burlap balls with a minimum spread of 30 inches (See Land Use Finding 17)
- A-15** The applicant shall revise the landscape plan so that a minimum 20% of the site is landscaped to at least an L1 standard. (See Land Use Finding 18)
- A-16** Final Wetland Permit approval shall be required. (Standard Wetland Permit Condition)
- A-17** The Final Enhancement/Mitigation plan shall be revised to meet the required 5:1 enhancement ratio. (See Wetland Finding 4)
- A-18** The applicant shall reimburse the County for the cost of concurrency modeling incurred in determining the impact of the proposed development, in an amount not to exceed \$1,500. The reimbursement shall be made within 60 days of

issuance of the Staff Report with evidence of payment presented to staff at Clark County Public Works. (See Transportation Concurrency Finding 2)

- A-19** The applicant shall supply evidence that the required flow is available or receive approval from the Fire Marshal's office for an alternative method of meeting the fire flow requirement. (See Fire Protection Finding 2)
- A-20** The applicant shall provide fire hydrants such that the maximum spacing between hydrants does not exceed 300 feet and such that no portion of any building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. (See Fire Protection Finding 3)
- A-21** Unless waived by the fire district chief, fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. (See Fire Protection Finding 4)
- A-22** The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, the applicant shall contact Fire District 6 at (360) 576-1195 to arrange for location approval. (See Fire Protection Finding 5)
- A-23** The applicant shall provide and maintain a six-foot clear space completely around every fire hydrant. (See Fire Protection Finding 6)
- A-24** The applicant shall remove existing improvements and construct new roadways and utilities in a manner that provides a smooth and even transition in a manner to be determined during review and approval of the final construction plans. The final plans shall clearly address the measures taken to preserve and maintain essential services to the existing home sites including, but not limited to, storm and sanitary sewer, mail delivery, and access to the existing lots by residents and emergency vehicles during construction of the Phase 2 improvements. (See Transportation Finding 2)
- A-25** The final plat shall identify all access easements required to provide all lots with access to public or private roadways. A maximum of three legal lots may use a joint driveway to access a public or private road. Lot 19 shall not be allowed to access NE 7th Court from the joint driveway serving Lots 16-18. (See Transportation Finding 3)
- A-26** The applicant shall construct the thickened sidewalk along the cul-de-sac frontage of NE 7th Court and that portion of the frontage on Tract B required to transition from the existing to proposed roadway. (See Transportation Finding 5)
- A-27** All lots shall be designed to provide positive drainage from bottom of footings to an approved stormwater system. (See Stormwater Finding 3)
- A-28** The applicant shall extend storm sewer collection pipes in the Phase 2 area of the site if it cannot be demonstrated that the proposed overland stormwater conveyance meets the requirements of CCC 13.29.310(D)(8). (See Stormwater Finding 3)

A-29 Easements or a covenant acceptable to the director shall be provided to the county for purposes of inspection of privately maintained facilities. (See Stormwater Finding 3)

A-30 The applicant shall prepare and submit a final stormwater report in compliance with the requirements of CCC 13.29.530. (See Stormwater Finding 3)

B. Conditions that must be met prior to issuance of Building Permits

B-1 The existing conservation covenant (AF#3185538) shall not be released without Final Wetland Permit approval. (See Wetland Finding 5)

B-2 Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Fire Protection Finding 1)

B-3 Impact fees shall be paid prior to issuance of a building permit for each lot as follows:

- Park Impact Fees: \$1,120.00 (Park Plan District No. 10)
(Acquisition – \$799, Development - \$321)
- Traffic Impact Fees: \$1,464.41 (Mt. Vista Traffic District)
- School Impact Fees: \$1,450.00 (Vancouver School District)

If a building permit application is made more than three years following the date of preliminary plat approval, the impact fees shall be recalculated according to the then-current ordinance rate.

C. Conditions that must be met prior to issuance of Occupancy Permits

C-1 Sidewalks along the frontage of each residential lot shall be constructed prior to the issuance of occupancy permit for that residence. (See Transportation Finding 5)

D. Notes Required on Final Plat

The following notes shall be placed on the final plat:

D-1 Garage Doors:

"No more than 40% of the total square footage of the front façade of each unit may be garage door area"

D-2 Archaeological:

"If any cultural resources are discovered in the course of undertaking the development activity, the Office of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to

comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

D-3 Mobile Homes:

"Placement of Mobile Homes is prohibited."

D-4 Impact Fees:

"In accordance with CCC 18.65, the School, Park and Traffic Impact Fees for each dwelling in this subdivision are: \$1,120.00 (\$799- Acquisition; \$321 - Development for Park District No. 10), \$1,464.41 (Mt. Vista TIF sub-area) and \$1,450.00 (Vancouver School District), respectively. The impact fees for lots on this plat shall be fixed for a period of three years, beginning from the date of preliminary plat approval, dated _____, and expiring on _____. Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedule."

D-5 Sidewalks:

"Prior to issuance of occupancy permits, sidewalks shall be constructed along all lots as noted."

D-6 Utilities:

"An easement is hereby reserved under and upon the exterior six (6) feet at the front boundary lines of all lots for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, water and sanitary sewer services. Also, a sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six (6) feet along the front boundary lines of all lots adjacent to public streets."

D-7 Critical Aquifer Recharge Areas:

"The dumping of chemicals into the groundwater and the use of excessive fertilizers and pesticides shall be avoided. Homeowners are encouraged to contact the State Wellhead Protection program at (206) 586-9041 or the Washington State Department of Ecology at 800-RECYCLE for more information on groundwater /drinking supply protection."

D-8 Erosion Control:

"Building Permits for lots on the plat shall comply with the approved erosion control plan on file with Clark County Building Department and put in place prior to construction."

D-9 Driveways:

"All residential driveway approaches entering public roads are required to comply with CCC 12.05A."

D-10 Private Roads:

"Clark County has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this plat. Any private access street shall remain a private street unless it is upgraded to public street standards at the expense of the developer or adjoining

lot owners to include hard surface paving and is accepted by the County for public ownership and maintenance."

D-11 Privately Owned Stormwater Facilities:

"The following party(s) are responsible for long-term maintenance of the privately owned stormwater facilities: Homeowners Association for Windmill Terrace."

E. Standard Conditions

This development proposal shall conform to all applicable sections of the Clark County Code. The following conditions shall also apply:

Land Division:

- E-1** Within 5 years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.
- E-2** Prior to recording the final plat, the applicant shall submit information (per CCC 17.301.100) verifying that the required land division landscape has been installed in accordance with the approved landscape plan(s); or if landscaping is approved by the county for bonding or pre-payment, this condition shall be met prior to issuance of building permits.

Wetlands:

- E-3** The requirements of CCC Section 13.36.250 shall apply to the wetland mitigation site. These requirements include:
- a) Demarcation of wetland and/or buffer boundaries established prior to, and maintained during construction (i.e. sediment fence);
 - b) Permanent physical demarcation of the boundaries in a manner approved by the Development Services Manager (i.e. fencing, hedgerows, berms etc.) and posting of approved signage on each lot or every 100 ft of the boundary, whichever is less;
- Recording a conservation covenant with the County Auditor that runs with the land and requires that the wetlands and buffers remain in natural state.

Fire Protection:

- E-4** The applicant shall ensure that fire apparatus access roads maintain an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface and capable of supporting the imposed loads of fire apparatus. (See Fire Protection Finding 7)

Water Wells and Septic Systems:

- E-5** Submittal of a “Health Department Evaluation Letter” and acceptable “Health Department Well/Septic Abandonment Letter” (if required from the Health Department Evaluation Letter) are required as part of the Final Construction Plan Review application. (See Health Department Finding 2)

Pre-Construction Conference:

- E-6** Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.

Erosion Control:

- E-7** Prior to construction, the applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 13.29 or 13.27A (as applicable per the vesting date).
- E-8** For land divisions, a copy of the approved erosion control plan shall be submitted to the Chief Building Official prior to final plat recording.
- E-9** Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.
- E-10** Erosion control facilities shall not be removed without County approval.

Excavation and Grading:

- E-11** Excavation/grading shall be performed in compliance with Appendix Chapter 33 of the Uniform Building Code (UBC).
- E-12** Site excavation/grading shall be accomplished, and drainage facilities shall be provided, in order to ensure that building foundations and footing elevations can comply with CCC 14.04.252.

Stormwater:

- E-13** Prior to construction, the applicant shall submit and obtain County approval of a final stormwater plan designed in conformance to CCC 13.29 or 13.25A (as applicable per the vesting date).

Transportation:

- E-14** Prior to construction, the applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 12.05.

Note: Any additional information submitted by the applicant within fourteen (14) calendar days prior to or after issuance of this report, may not be considered due to time constraints. In order for such additional information to be considered, the applicant may be required to request a hearing extension and pay half the original review fee.

HEARING EXAMINER DECISION AND APPEAL PROCESS

This report to the Hearing Examiner is a recommendation from the Development Services Division of Clark County, Washington.

The Examiner may adopt, modify or reject this recommendation. The Examiner will render a decision within 14 calendar days of closing the public hearing. The County will mail a copy of the decision to the applicant and neighborhood association within 7 days of receipt from the Hearing Examiner. All parties of record will receive a notice of the final decision within 7 days of receipt from the Hearing Examiner.

An **appeal** of any aspect of the Hearing Examiner's decision, except the SEPA determination (i.e., procedural issues), may be appealed to the Board of County Commissioners only by a party of record. A party of record includes the applicant and those individuals who signed the sign-in sheet or presented oral testimony at the public hearing, and/or submitted written testimony prior to or at the Public Hearing on this matter.

The appeal shall be filed with the Board of County Commissioners, Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record.

Any appeal of the final land use decisions shall be in writing and contain the following:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 18.600.100 (A) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,

4. If the petitioner wants to introduce new evidence in support of the appeal, the written appeal also must explain why such evidence should be considered, based on the criteria in subsection 18.600.100 (D)(2).
5. A check in the amount of **\$263** (made payable to the Clark County Board of County Commissioners).

Attachments:

- Copy of SEPA Checklist
- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan
- Exhibit List

A copy of the approved preliminary plan, SEPA Checklist and Clark County Code are available for review at:

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:
Web Page at: <http://www.clark.wa.gov>